

The China Mail.

Established February, 1845.

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號七十年五月二十八日一千英

HONGKONG, SATURDAY, MAY 27, 1882.

日一月四午

PRICE, \$24 PER ANNUM.

AGENTS FOR THE CHINA MAIL.

LONDON.—F. ALAN, 12 & 12, Clement's Lane, Lombard Street, E. C. GEORGE STREET & Co., 30, Cornhill. GORDON & GORCH, Ludgate Circus, E.C. BATES & HENDY & Co., 37, Walbrook, E.C. SAMUEL DEACON & Co., 150 & 164, Leadenhall Street.

PARIS AND EUROPE.—GALLIEN & FRÈRES, 36, Rue Lafayette, Paris.

NEW YORK.—ANDREW WIND, 133, Nassau Street.

AUSTRALIA, TASMANIA, AND NEW ZEALAND.—GORDON & GOTCH, Melbourne and Sydney.

SAN FRANCISCO and American Ports generally.—BEAN & BLACK, San Francisco.

SINGAPORE, STRAITS, &c.—SAVAGE & Co., Square, Singapore. C. HEINZEN & Co., Manila.

CHINA.—Macao, MESSRS A. DE MELO & Co. Macao, CAMFELL & Co., Amoy, WILSON, NICHOLAS & Co. FOOCHOW, HEDGES & Co., Shanghai, LANE, CRAWFORD & Co., and KELLY & WALSH, Yokohama, LANE, CRAWFORD & Co.

Banks.

COMPTOIR D'ESCOMpte DE PARIS. (Incorporated 7th of 18th March, 1848.)

RECOGNISED by the INTERNATIONAL CONVENTION of 30th APRIL, 1862.

CAPITAL FULLY PAID-UP..... £3,300,000.

RESERVE FUND..... £300,000.

HEAD OFFICE—14, Rue BERGERE, PARIS.

AGENCIES and BRANCHES at: LONDON, BOURBON, SAN FRANCISCO, MARSEILLE, BOMBAY, HONGKONG, LYON, CALCUTTA, HANKOW, NANTES, SHANGHAI, FOOCHOW, MELBOURNE, and SYDNEY.

LONDON BANKERS: THE BANK OF ENGLAND, THE UNION BANK OF LONDON, MESSRS. C. J. HAMBRO & SON.

The Hongkong Agency receives Fixed Deposits on Terms to be ascertained on application, grants Drafts and Credits on all parts of the World, and transacts every description of Banking Exchange Business.

F. COCHINARD, Agent, Hongkong.

Hongkong, February 8, 1882.

ORIENTAL BANK CORPORATION. (Incorporated by Royal Charter.)

PAID-UP CAPITAL..... £1,500,000.

RATES OF INTEREST ALLOWED ON DEPOSITS.

At 3 months' notice 3% per annum.

" 6 " 4 1/2 " "

" 12 " 5 1/2 " "

Current Accounts kept on Terms which may be learnt on application.

GEORGE O. SCOTT, Manager.

Oriental Bank Corporation, Hongkong, September 4, 1879.

HONGKONG & SHANGHAI BANKING CORPORATION.

PAID-UP CAPITAL..... £6,000,000 Dollars.

RESERVE FUND..... £2,100,000 Dollars.

COURT OF DIRECTORS.

Chairman—H. L. DALRYMPLE, Esq.

Deputy Chairman—W. M. REINERS, Esq.

H. HOPKINS, Esq.

H. F. B. JOHNSON, Esq.

A. P. MOLEWEN, Esq.

A. MOYER, Esq.

F. D. SASSOON, Esq.

CHIEF MANAGER.

Hongkong, THOMAS JACKSON, Esq.

MANAGER.

Shanghai, EWEN CAMERON, Esq.

LONDON BANKERS—London and County Bank.

HONGKONG.

INTEREST ALLOWED.

On Current Deposit Account at the rate of 3 per cent. per annum on the daily balance.

For Fixed Deposits:

For 3 months, 3 per cent. per annum.

" 6 " 4 per cent. "

" 12 " 5 per cent. "

LOCAL BILLS DISCOUNTED.

Credits granted on approved Securities, and every description of Banking and Exchange business transacted.

Drafts, granted on London, and the chief Commercial places in Europe, India, Australia, America, China and Japan.

T. JACKSON, Chief Manager.

Offices of the Corporation,

No. 1, Queen's Road East.

Hongkong, March 22, 1882.

Notices of Firms.

NOTICE.

THE Interest and Responsibility of the Undersigned lies in the Firm of MESSRS. D. D. ORR & Co., of Amoy, Foochow, Taku, and Tsinan, from the 30th of April, 1882.

E. N. MEHTA.

B. S. MEHTA.

We have this day commenced Business as MERCHANTS and COMMISSION AGENTS at Amoy, Foochow and Tsinan, under the style and firm of "MEHTA & Co."

E. N. MEHTA.

B. S. MEHTA.

Hongkong, May 1, 1882.

Notices of Firms.

NOTICE.

THE Undersigned has Admitted Mr. M. L. SALAMON into PARTNERSHIP from this date, and the Business in future will be Conducted under the Style of "HOLMES & SALAMON".

(Signed) GEORGE HOLMES.

PARIS AND EUROPE.—GALLIEN & FRÈRES, 36, Rue Lafayette, Paris.

NEW YORK.—ANDREW WIND, 133, Nassau Street.

AUSTRALIA, TASMANIA, AND NEW ZEALAND.—GORDON & GOTCH, Melbourne and Sydney.

SAN FRANCISCO and American Ports generally.—BEAN & BLACK, San Francisco.

SINGAPORE, STRAITS, &c.—SAVAGE & Co., Square, Singapore. C. HEINZEN & Co., Manila.

CHINA.—Macao, MESSRS A. DE MELO & Co. Macao, CAMFELL & Co., Amoy, WILSON, NICHOLAS & Co. FOOCHOW, HEDGES & Co., Shanghai, LANE, CRAWFORD & Co., and KELLY & WALSH, Yokohama, LANE, CRAWFORD & Co.

NOTICE.

THE Undersigned have been appointed SOLE AGENTS for the Sale of their GOODS by MESSRS KYNCH & Co., of WITTON, near BIRMINGHAM.

MEYER & Co.

Hongkong, August 13, 1882.

NOTICE.

WE have been appointed AGENTS for the MITSU BUSSAN KAISHA, of Tokio, at this Port.

GEO. R. STEVENS & Co.

Hongkong, February 1, 1882.

NOTICE.

THE INTEREST and RESPONSIBILITY of Mr. CHARLES KAHN in our Firm CEASED on the 30th April, 1882.

REISS & Co.

Hongkong, 1st May, 1882.

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REISS & Co.

Hongkong, 1

For Sale.

MacEWEN, FRICKEL & Co.
HAVE REMOVED
to their
NEW AND EXTENSIVE
PREMISES,
No. 63, Queen's Road East
(OPPOSITE THE COMMISARIAT),

WHERE they have special facilities for
conducting their Town and Harbour
Business, and trust to merit a continuance
of Public Confidence and Support.

A FULL STOCK OF STORES,
WINES, &c.,
ALWAYS ON HAND,—including:

FRESH YORK HAMS.
CHRISTMAS CAKES.

TEYSON & CO.'S DESSERT FRUITS
ALMONDS and RAISINS.

PINION TONGUES.
COCCOTINA.
VAN HOUTEN'S COCOA.
LIEBHOLD & CO.'S COCOA.
FRENCH PLUMS.

PATE DE FOIE GRAS.
MINCEMEAT.

CHOCOLATE—MENIER.
SAUSAGES.

BROWN.

ISIGNY BUTTER.
DANISH BUTTER.
BREAKFAST-TONGUES.
ANCHOVIES.
ASPARAGUS.
SOUPS, &c.

WINES AND SPIRITS.

CHAMPAGNES—
HEDDICK'S MONOPOLE & WHITE
SEAL.
VEUVE CLICQUOT PONSARDIN.
JULES MUMM & Co., pints & quarts.

CLARETS—
CHATEAU MARGAUX.
CHATEAU LA ROSE, pints & quarts.

CHATEAU LAFITE, " "
LES GRAVES, " "
BREAKFAST CLARET, "

SHERRIES & PORT—
SACONE'S MANZANILLA & AMON-
TILLADO.

SACONE'S OLD INVALID PORT
(1845).
HUNT'S PORT.

BRANDY, WHISKY, LIQUEURS, &c.—
1, 2 & 3-star HENNESSY'S BRANDY.
BISQUIT DUCOURT & Co.'S BRANDY.
FINE OLD BOURBON WHISKY.

KIRKAN'S WHISKY.
ROALD GLENDEE WHISKY.

CHARTREUSE.
MARASCHINO.

CURACAO.

ANGOSTURA.

BOXER'S and ORANGE BITTERS.
&c., &c., &c.

BASS'S ALE, bottled by CAMERON and
SAUNDERS, pints and quarts.

GUINNESS'S STOUT, bottled by E. &
J. BURKE, pints and quarts.

PILSENER BEER, in quarts.

draught ALE and PORTER, by the
gallon.

ALE and PORTER, in hogsheads.

TOPOCAN BUTTER.

Eastern and California CHEESE.

Bonduelle CODFISH.

Prime HAMS and BACON.

Eagle Brand Condensed MILK.

PEACH and APPLE BUTTER.

PICKLED OX-TONGUES.

Family PIG-KORN in eggs and pieces.

Paragon MACKEREL in 5 lb cans.

Best Ideal SALMON in 5 lb cans.

Cutting's Dessert FRUITS in 2 lb cans.

Assorted Canned VEGETABLES.

Potted SAUSAGE and Sausage
MEAT.

Stuffed PEPPERS.

Assorted PICKLES.

MINCEMEAT.

COMB HONEY in Original Frames.

Richardson & Robbin's Celebrated Potted
MEATS.

Richardson & Robbin's Curried OYSTERS.

Lunch TONGUE.

McGarry's Sugar LEMONADE.

Clam CHOWDER.

Smoked SALMON.

Green TURTLE in 24 lb cans.

&c., &c., &c.

VACHT & PICNIC SUPPLIES.

CALIFORNIA
RAKER.

COMPANY'S BISCUITS in 5 lb
tins, and loose.

Alphabetical BIS-
CUITS.

Fancy Sweet Mixed
BISCUITS.

Ginger OAKES.

Soda BISCUITS.

Oyster BISCUITS.

Cracked WHEAT.

OATMEAL.

HOMINY.

CORNMEAL.

BUCKWHEAT FLOUR.

RYE MEAL.

SPECIALLY SELECTED

CIGARS.

Five New Species of CUMSHAW TEA, in
5 and 10 catty Boxes.

BREAKFAST CONGOU @ 25 cents p. lb.

SEASIDE LIBRARY, 15 to 25 cents.

FRANKLIN SQUARE LIBRARY, 15 to
25 cents.

MILNER'S PATENT FIRE-PROOF
SAFES, and CASH BOXES, at
Manufacturer's Prices.

FAIRBANKS SCALES.

OAKUM.

TAR.

TURPENTINE.

PAINTS and OILS.

Hongkong, May 15, 1882.

Entertainment.

G. CHIARINI'S
ROYAL ITALIAN
CIRCUS
AND
PERFORMING ANIMALS!



Entertainment.

THEATRE ROYAL,
CITY HALL, HONGKONG.
THURSDAY EVENING,
1st June, 1882.

UNDER THE PATRONAGE OF
HIS EXCELLENCY THE ADMINISTRATOR, AND
LIEUT.-COLONEL PARRELL, C.B., OF
"THE BUFFS."

A MATEUR CONCERT,
AID OF A LOCAL CHARITY.

Programme:

Overture, Italiano in BAND.

Algeria (Rosina), Old SERG. DRACUP &
Comrades, Old CHORUS.

Glee, Sweet and Low, CHORUS.

Song, Mrs. MEYER.

Selection, Scotch Melody (Cavalier), BAND.

Part Song, When Evening's Twilight, Mme. GRIMBLE.

Selection, II Flauto Magico, Mme. VAUGHN.

National Song and Chorus, Mr. QUINTON &
Mr. STOCKWELL.

Song, Mr. STUART.

Selection, Les Cloches, BAND.

Solo and Chorus, GOD SAVE THE QUEEN.

Note.—It is requested that after the Solo
verses are sung in "God save the Queen,"
the whole audience will join in the Chorus.

Plans may be seen and Seats secured at
MESSRS KELLY & WILSON, Queen's Road.

Dress Circle, 82.

Stalls, 61.

Hongkong, May 26, 1882.

INSURANCES.

TO-NIGHT, May 27th.

GRAND AND NOTABLE CHANGE
OF PROGRAMME,

INTRODUCING

MANY AND NOVEL FEATS.

FIRST TIME OF THE

FORMIDABLE BENGAL TIGERS

and the

SCANDINAVIAN TAMER,

HERR NIELS LORENZ JOHNSEN,

Who will enter the Cage and show the

Wonderful Command he has over

these Fierocious Brutes.

FIRST TIME OF THE

BEAUTIFUL TRAKEH HORSE

"BISMARCK"

in a very refined act of hípic training by his

instructor,

SIGNOR CHIARINI.

THE TOKIO MARINE INSURANCE
COMPANY, LIMITED.

THE MITSU BISHI MAIL S. S. CO.

having been appointed AGENTS for the above Company, the Undersigned is prepared to accept MARINE RISKS at Current Rates and usual Discounts.

GEO. R. STEVENS & Co.

Hongkong, July 1, 1881.

NOT Responsible for Debts.

To-day's Advertisements.

FOR YOKOHAMA AND HIOGO:

The Steamer
"Bengloe"
will leave at 4 p.m. TO-
MORROW.

For Freight or Passage, apply to

GIBB, LIVINGSTON & Co.,
Agents.

Hongkong, May 27, 1882.

my23

OCEAN STEAMSHIP COMPANY.

FOR LONDON VIA SUEZ CANAL:

The Co.'s Steamship
"Hector,"

Capt. BILLING, will be

despatched at Daylight on

MONDAY, the 29th Instant.

For Freight or Passage, apply to

BUTTERFIELD & SWIRE,

Agents.

Hongkong, May 27, 1882.

my20

INDO-CHINA STEAM NAVIGATION
COMPANY, LIMITED.

FOR SHANGHAI:

(Taking Cargo & Passengers at through rates
for CHIEFOO, TIENSIN, NEW-
CHWANG, HANKOW and Ports
on the YANGTSE.)

The Company's Chartered
Steamer

"Outlands,"

Captain PAYNE, will be

despatched as above on MONDAY,

the 29th Instant, at Noon.

For Freight or Passage, apply to

JARDINE, MATHESON & Co.,
General Managers.

Hongkong, May 27, 1882.

my22

OCEAN STEAMSHIP COMPANY.

FOR SHANGHAI:

(Taking Cargo & Passengers at through rates
for NINGPO, CHIEFOO, NEW-
CHWANG, TIENSIN, HANKOW and
Ports on the YANGTSE.)

The Co.'s Steamship

"Achilles,"

Capt. ANDERSON, will be

despatched on or about the

3rd June.

For Freight or Passage, apply to

BUT

In our remarks about tributary States and the one universal Emperor, we appear to him to be twenty years at least behind the time. He looks upon all that as a pleasant fable long ago exploded.

To begin with, we are quite aware that the majority of scholars accept the term **君主**, and that having the sanction of the Treaty, it cannot for the present at least be discredited, but we, none the less, in common with many others, consider it quite inadequate to convey to the Chinese mind a proper idea of the standing of a Foreign Sovereign as the equal in every respect of the Emperor of China, and we see no reason why the Queen of England and Empress of India should not have her title translated by a Chinese term implying equality with the Ruler of this country. That the formula at present in use does not serve this purpose, is beyond dispute. We should have been obliged to our critic if, while objecting to our rendering of **君主**, he had supplied us with a better one. In support of our objection to the use of **君主**, we may state that the **Sheh Pao**, whose authority in matters Chinese we prefer, with all respect to that of the **N. C. Daily News**, boldly faces the prejudices of its readers by according the Queen of England her only proper title, **英皇**. Now, if a native newspaper, which has to depend for support upon its Chinese readers, can afford to use the same term for the Queen of England and the Emperor of China, surely it is not too much to expect that the Treaties, which Her Majesty's accredited representatives make on her behalf, should employ the same expression.

As regards **大君主**, to which our critic lends the weight of his authority, we are not prepared at the moment to assert the fact, but we have a strong suspicion that it is not, properly speaking, a Chinese combination at all, but a foreign manufactured one, which owes its origin to the Treaty-makers. At any rate, we shall be thankful to our friend if he will adduce us an instance of its use in the *sheh* indicated by a native author prior to that date.

As to our remarks about tributary States and the one universal Emperor, instead of feeling ourselves so far behind the time, we are inclined to think that what we wrote is not likely to prove inapplicable during the next 20 years. We are afraid our critic has not gone beyond the surface of Chinese feeling, or he would have found a deeply-rooted impression, stilled in some cases, it is true, by contact with foreigners, that the rulers and officials of outside nations are far inferior to those of China. It is not many weeks ago since we heard an official of some standing telling his foreign host, in perfect innocence of giving any offence, if a flogging in the room was that of the **英士**. Has not the Editor of the **N.-C. Daily News** heard the same expression used by 99 per cent. of the ordinary people he met in Peking? Yes, our friends **Cheng** and **Wang** have never heard of **君主** and to use **皇** in the world would be a piece of profanity in which they are careful not to indulge. If then the designation which is applied to the potty rulers of Annam and Corea is still the natural one in the mouths of the Chinese for the seven eights of foreign countries, it would seem to show that the old tributary notion is not yet 20 years in its grave.

The fact is, the Chinese ruling classes only acknowledge the position of foreigners because they are obliged to. They have now learnt the wisdom of no longer committing their rudeness to writing in documents likely to meet the foreign gaze, and hence, in outward form at least, they once were. Still, here in Hongkong, in this hotbed of Chinese insolence, a British Governor hourly dubbed **兵頭** by every coolie in the streets, while **番人** is in common use, with **紅毛** as a complimentary alternative. Not many years ago, we happened to see a lengthly correspondence between a Chinese official and the commander of a foreign **Bank** in which a copious sprinkling of the tabooed character **夷** was employed in reference to the foreign manager of the establishment. Not many months ago, an official proclamation was published at a Treaty Port, in which foreigners were spoken of as **洋人**, the term applied to the savages of **Hainan** and **Formosa**. Even in Shanghai, the editor of the **N.-C. Daily News** may find much to repay his research in this line. The columns of the **Hsin-pao**, which it first started, offered a fruitful field for discovery, and if its general tone has since improved in, in no small measure, due to the watchfulness of the **N.-C. Daily News** itself. We are deeply indebted to our Shanghai contemporary, under its present able management, for much valuable information on Chinese matters, but we cannot endorse the views of its editor on buttons, Double Dragons, and such doubtful decorations.

CORRESPONDENCE.

THE LAND MANIA.

To the Editor of the "CHINA MAIL."

Hongkong, May 26, 1882.

Sir.—A year ago to-day I had the pleasure of addressing you on the above subject.

It was my endeavour at that time to raise a warning voice against the reliability of the extravagant reports then circulating, so now on the other hand I venture to protest against the undue depreciation of property engendered by a merely superficial observation of the present state of affairs.

There can be no doubt that the eight presented of late by the columns of our local newspapers, literally crowded by advertisements of sales of land by Public Auction, has been sufficiently appalling of itself to those interested in land, and if to that be added a review of the list of actions for "specific performance" of land sales agreements pending in the Supreme Court, a feeling of depression both mental and financial is a natural result.

As however since the beginning of the current month some 15 or more of these sales have actually come off, it will be well to enquire what has been the result, and how property in Hongkong, considered as a means of investment and not of speculation, has stood so severe a test.

I propose therefore to review the auction sales of the past and of the present week, which have been as follows:

1. Monday, May 18. Inland Lot 62 George Street, Northern part, 3,510 square feet, covered by good Chinese houses. Sold for \$13,600, or \$3.87 per square foot, (including buildings). Gross Rentals representing 6 per cent.

2. Tuesday, May 19. Inland Lot 241, Taipingshan Street, 1,560 square feet, covered by old Chinese shops. Sold for \$2,700, or \$8.01 per square foot. Gross Rentals representing 13 per cent.

3. Wednesday, May 20.—Portions of Inland Lot 418 Belcher Bay. Area of 7 sections, 3,150 square feet, 5 built on and 2 vacant. Sold for \$3,600, or deducing value of houses, 35 cents per square foot for land alone. Gross Rentals of 5 (as stated) representing 10 per cent.

4. Friday, May 19. Part of Sub-Section F of Section A of Marino Lot 37, one house No. 70, Bonham Strand West, (2 more bought). Area, 1,463 square feet covered. Sold for \$12,000, or \$8.19 per square foot. Gross Rental representing 12 per cent.

5. Saturday, May 20. Section C of Marine Lot 39, Bonham Strand West, 1,814 square feet covered by 4 good Chinese houses. Sold for \$22,000, or \$12.12 per square foot. Gross Rental representing 12 per cent.

6. Monday, May 22. Marine Lot 105, Section B, opposite of Conna Street, and Queen's Road "West" (Taipingshan), 3,023 square feet covered by good Chinese shops. Sold for \$14,200, or \$4.03 per square foot. Gross Rental representing 9 per cent.

7. Tuesday, May 23. Inland Lots 23a and 23b Taipingshan Street, 1,800 square feet covered by two Chinese houses. Sold for \$4,300, or \$2.08 per square foot. Gross Rental representing 14 per cent.

8. Wednesday, May 24. Inland Lot 202, Sub-Section No. 1, of Section A, in Queen's Road Central and Jervois Street, 557 square feet covered by old Chinese shop. Sold for \$7,800, or \$14 per square foot. Gross Rental representing 9 per cent.

9. Wednesday, May 24. Inland Lot 25, Section A, and Inland Lot 70. Section B, in Lower Lascar Row at corner of Ladder Street (Taipingshan), 3,259 square feet covered by 8 Chinese shops. Sold for \$13,000, or \$3.98 per square foot. Gross Rental representing 14 per cent.

10. Thursday, May 25. Inland Lot 5, remaining portion, in Queen's Road Central close to Gough Street steps; 2,980 square feet covered by 5 second-rate Chinese shops. Sold for \$25,500, or \$8.55 per square foot. Gross Rental representing 10 per cent.

11. Thursday, May 25. Marino Lot 4. Sub-Section 1 of Section B, at the top end of Bonham Strand; 653 square feet covered by one Chinese shop. Sold for \$6,500, or \$9.95 per square foot. Gross Rental representing 10 per cent.

12. Thursday, May 25.—Inland Lot 103. Section A of Section C in Queen's Road Central opposite Ladder Street (Taipingshan), 870 square feet covered by 2 Chinese shops. Sold for \$3,750, or \$9.60 per square foot. Gross Rental representing 10 per cent.

The above quotations abundantly prove that to those who view Property in a reasonable manner the intrinsic value of the Lots named is very little lower now than it was a year ago.

But unfortunately it has been the custom during the greater part of the year which has passed to value land by Chinese indiscriminately at so much a square foot.

It is imagined that because it was said to have suited the purpose of one man to give \$10 a foot for a certain plot of land in one street, it would therefore result in a told profit for the first man who heard of it to hock up the whole neighbourhood at the same figure without even going to see it.

People argued that because sales were reported at \$20 a foot in Shewung-wan district, land must certainly be worth at least \$5 at Wan-chai, and that without any thought of what was on it, or what rental, if any, it was able to yield.

The value of land at so much per square foot is all very well when there is some foundation on which to base such value, but the intrinsic value of any article must of necessity depend upon the return which it yields proportionately to the price paid for it.

Returns upon shares and other similar investments in Hongkong usually amount to 6 or 8 per cent.; and if an equally remunerative net return is to be expected from Property it stands to reason that its gross proceeds must at least be 9 or 10 per cent. in order to cover expenses. Now, Properties sell at this figure to-day, and no material change in rents during the past two years is recorded. Where, then, can the fall in its intrinsic value?

It will, however, no doubt, be argued that the true value of an article is what you can get for it. In reply to this I would ask: How many people really received in cash the fabulous prices lately spoken of?

I know of one Chinese who made money in the late mania, but I should be sorry to say how many I know who lost all they possessed. If, then, one man gets a high price for an article and nine others nominally selling at the same figure fail to get their money, it appears to me to be proved by 9 to 1 that the value was fabulous. If the rise in land then was fabulous, where is the fall?

In connection with the sales of the present month noted above, it should further, in fairness, be recollect that they have been made under most disadvantageous circumstances.

Firstly.—They have been "forced" sales, mostly by mortgages, and frequently without much time allowed for settlement beforehand.

Secondly.—The season of the year, or the course of exchange, has brought a lack of ready money in many quarters.

Thirdly.—A not unnatural panic has succeeded the speculations of last year.

Fourthly.—The question of legal title has been sufficiently puzzling to frighten some at least from the field. In many cases the vast number of transactions in the nature of agreements for sale, sale, assignments, mortgages and charges to which some unfortunate lots have been subjected has made the provision of a continuous title from the original Crown lease most difficult matter. The perpetrators of many of these varied deeds have long since made themselves masters, and have the fullment of their obligations even scarce.

The following Specimens of Conditions of sale recently offered at different auctions will sufficiently explain this point:

"The title to the 1st lot shall commence with the indenture of Assignment of the said lot, dated the 29th of August, 1881, (being the first assignment of the said lot), and the Purchaser or Purchasers shall not require the production of or investigate or make any objection in respect of the prior title, nor shall any objection be taken to the title to the piece of ground in the said 1st lot, as so far as the vendor or purchasers shall be satisfied with evidence that the vendor or those through whom he claims have been in possession of the said piece of ground for more than 20 years." If any error, mis-statement or omission shall be found in the above particulars of the property such error, mis-statement or omission shall not vitiate or annul the sale nor entitle the Purchaser to be discharged from the purchase, nor shall any compensation be allowed by the Vendor in respect thereof."

"The Vendor being a mortgagee selling under a power of sale will only enter into a covenant that he has not encumbered the property, and the concurrence of the mortgagee shall be required."

"The Vendor reserves to himself the right to bid either by himself or his agent."

The fact that notwithstanding conditions so extraordinary the auctions noted above passed off so well seems to me to be additional proof that the intrinsic value of land has been but nominally depreciated. What is future is to be it is difficult to forecast, but the fact that the material prosperity of this Colony has been but little disturbed by

the strange transactions of the past year seems perfectly plain.

Lastly, I venture a word of warning: It may be very startling and dubious tends to excitement in the land market to be told each morning of some fresh failure or some new man of wealth whose property is about to be sold up by its mortgagee. But if such reports are untrue, (as has been within my experience during the past week) they do more harm than good. There have been plenty of real failures already to convince one that the supposed material advance of property last year was to a great extent a farce.

Ho was fined \$25, and the kerosene ordered to be forfeited. \$2 reward was to be given to the informer if the fine were paid.

THE ALLEGED EXISTENCE OF SLAVERY IN HONGKONG.

PARLIAMENTARY PAPERS (Concluded).

In a despatch dated 10th June, 1881, Governor Hennessy states his opinion that there is nothing illegal in the ordinary mode of adoption of Chinese children in this Colony; that the views advanced by the Chinese community and by Dr. Eitel, on this subject are correct; and that, as the abuses would now be exposed by the Chinese Society and the Police, no further change was necessary in the executive machinery or in the law. In another despatch, of same date, the Governor endeavours to provoke the C. D. Ordinances intensify rather than ameliorate the bondage of the unfortunate women who come within their provisions; and the Secretary of State, in a despatch of 28th July, replies to the Governor's opinion.

Long Kimberly says: "I am not prepared to agree in the view that these unfortunate women will be benefited by the withdrawal of all control over the houses in which they are immured, although it would, no doubt, relieve the Government from very disagreeable duty if offenders were left to their course, and it would probably be more in accordance with Chinese ideas and habits for no interference to be attempted."

Long extorts are given in the Blue Book from Chief Justice Smale's despatch, which are explanations of the position he had taken up of the extra-judicial declarations he had made. A lengthy and exhaustive memorandum on the subject also appears from the pen of Mr. J. Francis, which it is contended that the bulk of kidnapping and slavery exists for immoral purposes. Written on

22d November 1880, Sir John Smale says that the *badou fides* of the Chinese gentleman, who desired to put down kidnapping had been tested by their so far as he knew, no fire in the eyes of the law. Against which may be placed this statement, penned by Governor Hennessy six months afterwards:—"Meanwhile, I am happy to say to the Society Society's smoothly and is doing good. The Acting Chief Justice tells me that he finds these Chinese gentlemen of great assistance in the detection of kidnappers."

On the 30th of August, 1881, Governor Hennessy indulges in a final fling at Mr. C. C. Smith, touching the famous "revolving slaves" of the C. D. O. system; seeks to explain the widely divergent opinions of Sir John Smale and Mr. O'Malley (Attorney General) on the subject of so-called slavery, and winds up with a wry compliment to the Chief Justice, which last effort was doubtless suggested by a similar compliment to the Governor with which Sir John had concluded his final despatch on the subject a few months before.

The Attorney General (Mr. O'Malley), in his minute of 17th August, 1881, does not agree with Sir John Smale and Mr. Francis that the crime of kidnapping prevails to a great extent here, and quoted statistics of convictions since 1874, as well as of cases actually brought before the Courts.

It would perhaps be found upon inquiry that the existing system, as carried out in the Registrar General's department, admits of considerable improvement and execu-

tion without force and without assistance from the law by virtue of the concurrence of all parties concerned in them. If it is thought right for moral reasons to put them down as such, it would be better to say so, and not with them accordingly; but if it is a mistake to call them by a name which does not describe them, and is not applicable to them either in law or in fact.

Sir John Smale states, in page 10 of his pamphlet, that what he has said on this subject of slavery has been adduced to meet arguments, doubts, and difficulties which have previously been raised by

the Chinese, and to meet public opinion and public action here—arguments, doubts, and difficulties which are the least easy to combat because they have been rather hatched at than avowed.

He does not give any definite reference to these arguments, and I have never heard of them, so that I have no means of discussing them.

With regard to Sir John Smale's observation, at page 41 of his pamphlet, "I know that difficulties national, social, official, and financial beset the Governor in reference to the special questions I have raised," I have only to observe that I have never heard of those difficulties.

Now since I have been here has the Chief Justice or anyone else ever referred to the subject in any way in the Legislative Council, where it would have been quite possible to draw attention to it.

My own impression is that the respectable parts of the community, Chinese as well as European, including the Government and the Police, are fully alive to the character of the brothel and domestic servitude systems, and are well informed as Sir John Smale himself is to the real facts.

One would suppose that the tone of his pamphlet that he stood alone in his perception and denunciation of evil—but I believe the fact is that the Executive and the Legislature generally are quite as anxious as he is to insist upon the practical precautions necessary to prevent the abuses, and to diminish the evils naturally connected with these systems; but they look for this to practical solutions and not to denunciation.

The obvious line for practical suggestions to take is that of careful registration and constant inspection of brothels, so that full and frequent opportunities may be given to all persons whose freedom may be open to suspicion to know their legal position and to assert their liberty if they like.

It would perhaps be found upon inquiry that the existing system, as carried out in the Registrar General's department, admits of considerable improvement and execu-

tion without force and without assistance from the law by virtue of the concurrence of all parties concerned in them. There can be no doubt also that whoever commits an act which the law prohibits is guilty of a misdemeanour (supposing the law has not declared such to be a felony), but the middle term of this proposition "that to buy or sell such liberty is an offence against the law," fails to distinguish transactions which are effectual, and would be lawful unless prohibited, from transactions which in view of the law are empty forms having no tangible effect or result.

Going through a form which is a nullity cannot, I apprehend, be a criminal offence except by the operation of an express statute giving it that character, and I know of no Act of Parliament which makes a pretended sale of human liberty a crime.

7. You will find at page 94 of the print a copy of a document called a bill of sale which Sir John Smale adduces as proof of slaveholding in the colony, but I fail to perceive that he has anywhere explained how this process can produce so singular a result as that when a father for a sum of money delivers his son into the control of another person and the transaction is evidenced by the bill of sale he is bound to be liable for the slaveholding.

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